

# **EXHIBIT 2**

Named Insured: Spring Mountain Vineyard, Inc., Good Wine Co., a Delaware Corporation, Chateau Chevalier																													
Mailing Address: 2805 Spring Mountain Road Saint Helena, CA 94574																													
Inspection Contact: Perils: All Risk Excl EQ/FI																													
Term: 7/1/20 - 7/1/21																													
LOC #	BLD #	Street Name & Number	CITY	ST	ZIP CODE	OCCUPANCY	USE	# of STORIES	CONST TYPE	YEAR BUILT	Overall Condition: Good, Average, Poor	Swimming Pool	Type of Roof	ROOF UPDATES - WHAT YEAR?	WIRING TYPE - ALUMINUM OR COPPER?	Circuit Breakers	PLUMBING UPDATES - What Year and type of update	Water heater strapped for residences	HVAC UPDATES - WHAT YEAR?	Interior Fire SPRINKLERS?	DISTANCE TO FIRE HYDRANT OR Stand up Pipe	EQ RETROFIT? If yes, state year.	COST PER SQ FOOT	TOTAL BLDG SQ. FT.	BUILDING LIMIT	Business Personal Property INCLUDING Furnishings, Office Supplies, Wine Equipment & Computers	BUSINESS INCOME, RENTAL INCOME AND EXTRA EXPENSE COSTS	WINE STOCK @ SELLING COST VALUE	TOTAL VALUES Excluding Wine Stock
1	1	Miravette - 2805 Spring Mountain Road	Saint Helena	CA	94574	Winery and Office	Admin office, wine making and bottling	2	Wood Frame & Concrete Block	1978	Average	N	Slate Tile	1993	Copper	Yes	Regularly Maintained	YES	2014 YES	No	Adjacent	Yes - original construction	\$300	16,000	\$4,800,000	\$5,688,936	\$1,200,000		\$11,688,936
1	2	Miravette - 2805 Spring Mountain Road	Saint Helena	CA	94574	Victorian - used by owner and for special guests/tastings	Private tastings, owner & guest residence	2	Wood Frame	1885	Average	N	Slate Tile	1998	Copper	Yes	Regularly Maintained	YES	2015 YES	No	75'	NO	\$1,000	8,000	\$8,000,000	\$485,607	\$240,000		\$8,726,607
1	3	Miravette - 2805 Spring Mountain Road	Saint Helena	CA	94574	Cottage used as tasting room	Tasting Room	1	Wood Frame	1950's	Average	N	Composite	1993	Copper	Yes	Regularly Maintained	YES	YES	No	25'		\$300	1,000	\$300,000	\$50,000	\$144,364		\$494,364
1	4	Miravette - 2805 Spring Mountain Road	Saint Helena	CA	94574	Shop	Vineyard & Bldg Maintenance	1	Metal	1993	Average	N	Metal		Copper	Yes	Regularly Maintained	YES		No	400'	Yes - original construction	\$200	2,000	\$400,000	\$100,000	\$144,364		\$644,364
1	5	Miravette - 2805 Spring Mountain Road	Saint Helena	CA	94574	Barn	Equipment Storage	1	Wood Frame	1885	Average	N			Copper	Yes	Regularly Maintained	YES		No	100'	NO	\$300	3,500	\$1,050,000	\$50,000	\$144,364		\$1,244,364
1	6	Miravette - 2805 Spring Mountain Road	Saint Helena	CA	94574	Greenhouse	Gardening	1	Metal w/ Glass	1998	Average	N			Copper	Yes	Regularly Maintained	YES		No	50'	Yes - original construction	\$300	1,300	\$390,000	\$80,000			\$450,000
1	7	Miravette - 2805 Spring Mountain Road	Saint Helena	CA	94574	Cave	Barrel wine storage		Dir / Concrete	1998	Good	N	Gunnite		Copper	Yes	Regularly Maintained	YES		No	Within 1000 Feet	Yes - original construction	N/A		\$2,262,800	\$50,000	\$480,000		\$2,792,800
2	1	Chevalier - 3101 Spring Mountain Road	Saint Helena	CA	94574	Historic Winery Bldg	Storage of winery equipment	2	Stone	1891	Average	N	Composite	1993	Copper	Yes - 1994	Regularly Maintained	YES		No	Over 1000 feet	NO	\$400	8,000	\$3,200,000		\$120,000		\$3,320,000
3	3	Alba - 2849 Spring Mountain Road	Saint Helena	CA	94574	Winery Building #1	Vineyard Mgr Residence	1	Stone	1985	Average	N	Composite		Copper	Yes	Regularly Maintained	YES		No	200'	Yes - original construction	\$500	300	\$150,000		\$20,000		\$170,000
3	4	Alba - 2849 Spring Mountain Road	Saint Helena	CA	94574	Winery Building #2	Vineyard Mgr Residence	1	Wood Frame	1985	Average	N	Composite		Copper	Yes	Regularly Maintained	YES		No	200'	Yes - original construction	\$250	1,500	\$375,000		\$20,000		\$395,000
4	1	1150 Dowdell Lane (Wine Service Co op)	Saint Helena	CA	94574	Wine Storage (Wine Co-Op)	Non owned Warehouse bottled wine	2	Concrete Block	1976	Good	N	Asphalt			Yes		YES	YES	Yes	Within 1000 Feet	YES	N/A	182,000		\$240,000			\$240,000
5	3	La Perla - 2820 Spring Mountain Road	Saint Helena	CA	94574	Winery - used for wine storage and vineyard ops	Vineyard staff meetings & equipment storage	1	Wood Frame	1875	Average	N	Composite	1997	Copper	Yes - 1998	Regularly Maintained	YES		No	Well adjacent	No	\$300	16,000	\$4,800,000		\$240,000		\$5,040,000
6	1	60 Harlow Court (Wine Service Co op)	Napa	CA	94558	Wine Storage (Wine Co-Op)	Non owned Warehouse bottled wine	1	Concrete Block	1998	Good	N	Asphalt			Yes		YES	YES	Yes	Within 1000 Feet	Yes	N/A	156,000		\$120,000			\$120,000
7	1	241 Tower Road (Tower Road Wine Storage)	American Canyon	CA	94503	Wine Storage (Wine Co-Op)	Non-owned Warehouse bottled wine	1	Masonry	1988	Good	N	Asphalt			Yes		YES	YES	Yes	Within 1000 Feet	Yes	N/A	215,000		\$240,000			\$240,000
TOTALS:																						610,600	28,727,800	\$6,424,843	\$3,413,092	\$0	\$36,965,435		

  
INSURED'S SIGNATURE C.S. Yannias (Jul 2, 2020 10:14 CDT)